

**NOTICE OF PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL of the City of Chula Vista, CA, will hold a public hearing to consider rezones and amendments to the Urban Core Specific Plan for the purpose of the 5-year update summarized as follows:

CITY COUNCIL

CONSIDERATION DATE:

APRIL 14, 2015

LOCATION/TIME:

Council Chambers

276 Fourth Ave, Building A, Chula Vista @ 4:00 p.m.

CASE NUMBER:

PCM-14-04

APPLICANT:

City of Chula Vista

LOCATION:

The urban core is located in the northwest area of the City of Chula Vista and is generally bounded by Interstate 5 to the west, L Street the south, Del Mar Avenue to the east, and C Street to the north.

DESCRIPTION:

The Urban Core Specific Plan (UCSP), which was adopted by City Council in April 2007, provides land use regulations and design guidelines for both new private and public development proposed within its boundaries. In 2013, the City Council requested staff to conduct a 5-year review of the implementation of the UCSP, complete the rezone of parcels that were deferred in 2007, and make any other necessary changes to respond to changing development trends in the urban core area.

The following items will be presented to the City Council for their consideration:

- Rezone some of the parcels that were deferred in 2007, to appropriate residential and mixed use zones of the UCSP. Certain parcels currently zoned for multi-family/apartment use (R-3 zone) and commercial use are proposed to be rezoned (see map). The rezone action would not result in a requirement to change the current use of rezoned properties.
- Other modifications to development standards and uses to help facilitate development in the urban core. These include but are not limited to deleting the minimum floor area ratio standard in most districts to allow less intense development, and deleting the requirement to have new buildings cover a certain percentage of the lot to allow more flexibility in the siting of new buildings.

The Planning Commission recommended adoption of the UCSP rezone and amendments to the City Council with a 5-0-1-1 vote on August 27, 2014.

ENVIRONMENTAL STATUS:

The Development Services Department Director reviewed the proposed action for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed amendments to the UCSP are minor and/or have already been considered and would not result in new, significant, adverse environmental impacts not previously considered in Final Environmental Impact Report (FEIR) 06-01 prepared for the UCSP and certified on April 26, 2007.

Any written comments or petitions to the City Council must be received in the Development Services Department no later than 5 p.m. the day before consideration. Please direct any questions or comments to Project Manager Michael W. Walker (619) 409-5472 in the Development Services Department, Public Services Building B, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910. Please include the case number noted above in all correspondence.

If you wish to challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Development Services Department prior to the public hearing. The proposed rezones and amendments and accompanying documentation are on file and available for inspection and review at the City's Development Services Department.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City, in complying with the Americans With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance for meetings, and five days for scheduled services and activities. Please contact the City Clerk's Office for assistance at (619) 691-5041. California Relay Service is available for the hearing impaired by dialing 711 at least 48 hours in advance of the meeting.